

## Felinwynt Cafe and Playbarn Felinwynt, Cardigan, SA43 1RT



- Established Business
- Outdoor Seating Area
- Ample Parking Facilities
- Oil Central Heating
- Childrens Soft Play
- Cafe & Reception Area
- Sea & Countryside Views
- Commercial EPC Rating; C

**Offers In Excess Of £250,000**

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(95-100) <b>A</b>			(10-15) <b>A</b>		
(85-94) <b>B</b>			(16-20) <b>B</b>		
(75-84) <b>C</b>			(21-25) <b>C</b>		
(65-74) <b>D</b>			(26-30) <b>D</b>		
(55-64) <b>E</b>			(31-35) <b>E</b>		
(45-54) <b>F</b>			(36-40) <b>F</b>		
(35-44) <b>G</b>			(41-45) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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**The Agent that goes the Extra Mile**



An exciting opportunity to purchase an established business located in the coastal village of Felinwynt, just 2.4 miles to the popular beach Mwnt, and 2.8 miles to Aberporth.

This established business is very popular within the community, and includes a cafe and childrens soft play. The building briefly comprises; a reception area with cafe seating and a counter. A door to the left leads to a storage cupboard, the ladies, mens and disabled/baby change WCs. At the end of the cafe there is further seating with views overlooking the sea, a commercial kitchen (kitchen equipment available under seperate negotiation) and store room. A door leads from reception into the playbarn where the childrens softplay is found. This includes many different activities for the children. At the end of the barn is the seating area which overlooks the play area, and again has views overlooking the sea and patio.

Externally; there is ample off road parking for visitors and staff. A path leads from the carpark to the entrance and showcases a variety of shrubs and flower beds. To the front of the playbarn there is a patio and raised lawned area, with wooden childrens climbing frame and slide - offering a perfect place to sit and enjoy the superb far-reaching sea and countryside views.

Viewing is highly recommended to appreciate what this business has to offer. Accounts are available post viewing.

The rural village of Felinwynt is situated 2.5 miles North West of Cardigan town, 2.7 east of the sea side village of Aberporth and only 3 miles away from the National Trust owned, sheltered sandy beach of Mwnt and close to an 18 hole championship golf course at Gwbert on Sea. Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. The town boasts a Castle, primary and secondary schools, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure center, restaurants, coffee shops and many local shops.

#### **RECEPTION AREA**

24'06 x 24'08 (7.47m x 7.52m)

#### **CAFE**

57'00 x 18'03 (max) (17.37m x 5.56m (max))

#### **KITCHEN**

27'10 x 10'05 (8.48m x 3.18m)

#### **STORE ROOM**

10'07 x 10'08 (3.23m x 3.25m)

#### **PLAYBARN**

66'08 x 25'01 (20.32m x 7.65m)

#### **LADIES WC**

9'05 x 8'07 (2.87m x 2.62m)

#### **MENS WC**

5'04 x 6'03 (1.63m x 1.91m)

#### **DISABLED/BABY CHANGE WC**

4'08 x 6'03 (1.42m x 1.91m)





#### GENERAL INFORMATION

VIEWING: By appointment only.

TENURE: We are advised freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

DRAINAGE: Please note we are advised this property is served by private drainage

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Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

We would respectfully ask you to call our office before you view this property internally or externally. Please note this property is served by private drainage

Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.





From our Cardigan office head through the high street pass the spar shop and turn left onto Gwbert Road. Continue along this road for 0.7 miles and turn right, continue for 2 miles, and turn right once you reach the junction. Follow the road for 1.8 miles and the Felinwynt Cafe and Playbarn will be situated on your left hand side.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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